

17-13-0303-C (1) Narrative Zoning Analysis
2934-38 North Leavitt Avenue, Chicago, IL

Proposed Zoning: RS-3 Residential Single-Unit (Detached House) District

8,805 square feet

The Applicant is seeking to permit the renovation of the existing single-family home located at 2934 North Leavitt Avenue and to permit the construction of two (2) new two-story single-family homes on the vacant lots located at 2936 North Leavitt Avenue and 2938 North Leavitt Avenue. Each new home will measure 24 feet in height and will consist of frame construction with Hardie board siding and brick or/stone accents. A detached garage providing onsite parking for two (2) cars at each home will be located at the rear of each property.

(A) The Project's Floor Area Ratio:

- a. 2934 N. Leavitt:
- b. 2936 N. Leavitt:
- c. 2938 N. Leavitt:

1,954 sf / 2,555.625 sf (0.7646 FAR) 2,000 sf / 3,125 sf (0.64 FAR) 2,238 sf / 3,125 sf (0.7162 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):

- a. 2934 N. Leavitt: 2,555.625 sf/D.U.
- b. 2936 N. Leavitt: 3,125 sf/D.U.
- c. 2938 N. Leavitt: 3,125 sf/D.U.

(C) The amount of off-street parking: 2 vehicular garage parking spaces at each property

(D) Setbacks:

2934 N. Leavitt:

- i. Front Setback: 13 feet-10.8 inches (existing)
- ii. Rear Setback: 62 feet-9.84 inches (existing)
- iii. Side Setbacks:
North: 0 feet-0 inches (proposed)* South: 0.30 feet (existing)

2936 N. Leavitt

- i. Front Setback: 12 feet-0 inches
- ii. Rear Setback: 61 feet-0 inches
- iii. Side Setbacks: ,
North: 3 feet-0 inches South: 2 feet-0 inches

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c. 2938 N. Leavitt

- i. Front Setback: 12 feet-0 inches
- ii. Rear Setback: 56 feet-6 inches
- iii. Side Setbacks:
North: 3 feet-0 inches South: 2 feet-0 inches

(E) Building Height:

- a. 2934 N. Leavitt: 29 feet-5 inches

- b. 2936 N. Leavitt: 24 feet-0 inches
- c. 2938 N. Leavitt: 24 feet-0 inches

**2934 North Leavitt Avenue will require a Variation to reduce the north side setback to zero and the combined side setback.*

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